



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$12.80

WINDHOEK - 1 February 2024

No. 8298

### CONTENTS

*Page*

#### GOVERNMENT NOTICES

No. 9	Notification of registration and grading of Local Authority Council of Otjinene as authority to operate driving testing centre for local authority area of Otjinene: Road Traffic and Transport Act, 1999 .....	2
No. 10	Notification of registration and grading of mobile testing station to operate as vehicle testing station for rural areas and towns in urban areas and at law enforcement road blocks: Road Traffic and Transport Act, 1999 .....	2

#### GENERAL NOTICES

No. 25	Establishment of the Township: Bukalo Village Council .....	3
No. 26	Consent to operate a rest camp on Remainder of Erf No. 5, Block H, Rehoboth .....	3
No. 27	Proposed subdivision of Erf 3573, Ondangwa Extension 16, Permanent closure of Erven A-D (portions of Erf 3573, Ondangwa Extension 16) .....	4
No. 28	Proposed Subdivision of Erf 3571, Ondangwa Extension 16, Permanent closure of Erven A-C (portions of Erf 3571, Ondangwa Extension 16) .....	4
No. 29	Various subdivision/closure/rezoning applications in Walvis Bay .....	5
No. 30	Subdivision and amendment of title conditions Erf 262, Onethindi Extension 1 .....	6
No. 31	Layout approval and township establishment of Oshifo Extension 5 and 6 .....	7
No. 32	Rezoning of Erf 1440, Matutura Extension 7 .....	8
No. 33	Rezoning of Erf 618, Swakopmund .....	8
No. 34	Rezoning and subdivision of Erf 3536, Narraville Extension 5 .....	9
No. 35	Rezoning of Erf 880, No. 3 Hugo Hahn Street, Klein Windhoek .....	10
No. 36	Rezoning of Erf 404, Otjiwarongo Proper .....	11
No. 37	Rezoning of Erf 680, Pionierspark .....	11

No. 38	Rezoning of Erf 3747, No. 44 Van Rhijn Street, Windhoek .....	12
No. 39	Rezoning of Erf 3701, Uhland Street, Klein Windhoek .....	13
No. 40	Rezoning of Erf 1284, Atlas Road, Windhoek .....	14
No. 41	Rectification of Encroachment: Erven remainder 630 and 4641, Windhoek .....	14
No. 42	Permanent closure, amendment of title conditions and subdivision of Portion 1 of Okongo Townlands No. 994 .....	15
No. 43	Permanent closure, amendment of title conditions, subdivision and consolidation of Portion 2 of Okongo Townlands No. 994 .....	16

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## Government Notices

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### MINISTRY OF WORKS AND TRANSPORT

No. 9 2024

NOTIFICATION OF REGISTRATION AND GRADING OF LOCAL AUTHORITY COUNCIL  
OF OTJINENE AS AUTHORITY TO OPERATE DRIVING TESTING CENTRE FOR LOCAL  
AUTHORITY AREA OF OTJINENE: ROAD TRAFFIC AND TRANSPORT ACT, 1999

In terms of paragraph (b) of subsection (2) of section 27 of the Road Traffic and Transport Act, 1999 (Act No. 22 of 1999), I give notice that I have, in terms of paragraph (a) of that subsection —

- (a) registered the Local Authority Council of Otjinene to operate as a driving testing centre for the local authority area of Otjinene; and
- (b) graded the vehicle testing station centre referred to in paragraph (a) to a Grade E testing centre,

with effect from 2 January 2024.

**J. MUTORWA**

**MINISTER OF WORKS AND TRANSPORT**

Windhoek, 23 January 2024

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### MINISTRY OF WORKS AND TRANSPORT

No. 10 2024

NOTIFICATION OF REGISTRATION AND GRADING OF MOBILE TESTING STATION  
TO OPERATE AS VEHICLE TESTING STATION FOR RURAL AREAS AND TOWNS IN  
URBAN AREAS AND AT LAW ENFORCEMENT ROAD BLOCKS:  
ROAD TRAFFIC AND TRANSPORT ACT, 1999

In terms of paragraph (b) of subsection (2) of section 54 of the Road Traffic and Transport Act, 1999 (Act No. 22 of 1999), I give notice that I have, under paragraph (a) of that subsection —

- (a) registered the mobile testing station to operate as vehicle testing station for rural areas and towns in urban areas where there are no vehicle testing stations and at law enforcement road blocks; and

(b) graded the vehicle testing station referred to in paragraph (a) to a Grade B, with effect from 1 February 2024.

**J. MUTORWA**  
**MINISTER OF WORKS AND TRANSPORT**

Windhoek, 23 January 2024

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## General Notices

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No. 25

2024

### ESTABLISHMENT OF THE TOWNSHIP: BUKALO VILLAGE COUNCIL

Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the establishment of the township situated on Portion 1 of Portion 3 of the Farm Bukalo Town and Townlands No.1354 and that the application is lying open for inspection at the Office of the Ministry of Urban and Rural Development: Division: Planning, 2nd Floor, Room No. 230, GRN Office Park in Windhoek, the Office of the Surveyor-General in Windhoek, and at the Office of the Chief Executive Officer, Town Council of Rundu.

Any person who wishes to object to the application or who desires to be heard in the matter, may give personal evidence before the Urban and Regional Planning Board meeting at the Offices of the Ministry of Urban and Rural Development in Windhoek, Decentralization Board Room or submit written evidence to the Urban and Regional Planning Board, Private Bag 13289, Windhoek: Provided that such written evidence shall reach the Secretary of the Urban and Regional Planning Board not later than 14 days of the last publication of this notice.

**L.D. UYEPA**  
**CHAIRPERSON**  
**URBAN AND REGIONAL PLANNING BOARD**

No. 26

2024

### CONSENT TO OPERATE A REST CAMP ON REMAINDER OF ERF NO. 5, BLOCK H, REHOBOTH

**HARMONIC TOWN PLANNING CONSULTANTS CC, TOWN AND REGIONAL PLANNERS**, on behalf of the owner of the respective erf, intends to apply to the Rehoboth Town Council and the Urban Regional Planning Board for:

- **Consent to operate a rest camp on remainder of Erf No. 5, Block H, Rehoboth**

The Remainder of Erf No. 5 Block H, Rehoboth, measures ±3439 m<sup>2</sup> in extent and is zoned "Industrial". The proposed application for consent to operate a rest camp on the Remainder Erf 5 Block H, Rehoboth will enable the erf owner to provide an important service for those traveling to and from Rehoboth. Parking to the development will be provided in accordance with the requirements of the Rehoboth Zoning Scheme.

The plan of the erf lies for inspection on the Town Planning Notice Board at the Rehoboth Town Council and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Rehoboth Town Council and with the Applicant in writing

within 14 days of the last publication of this notice (final date for objections is **Friday, 22 February 2024**).

**Contact: Harold Kisting**  
**Harmonic Town Planning Consultants CC**  
**Town and Regional Planners**  
**P.O. Box 3216, Windhoek**  
**Cell: 081 127 5879, Fax: 088646401**  
**Email: hkisting@namibnet.com**

No. 27

2024

**PROPOSED SUBDIVISION OF ERF 3573, ONDANGWA EXTENSION 16, PERMANENT CLOSURE OF ERVEN A-D (PORTIONS OF ERF 3573, ONDANGWA EXTENSION 16)**

Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act No. 5 of 2018 that Toya Urban Planning Consultants cc intends applying to Ondangwa Town Council in terms of Section 50(3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as well as to Urban and Regional Planning Board (URPB) in terms of Section 105(1)(a) and (e) for Subdivision of Erf 3573, Ondangwa Extension 16 into 4 erven (A-D), Permanent closure of erven A-D(Portions of Erf 3573, Ondangwa Extension 16) as “Public Open Spaces” and subsequent rezoning of erven A-D from “Public Open Space” to “Single Residential” with a density of 1:600.

The purpose of the subdivision, permanent closure and rezoning is to enable Ondangwa Town Council to sell these 4 erven to **Easy-Care Trading Enterprise cc**, to construct houses.

The proposed plans for the above town planning application lies for inspection during normal office hours on the Town Planning Notice Board of Ondangwa Town Council and can also be requested from Toya Urban Planning Consultants cc using this email address: sshinguto@gmail.com.

Any person objecting against the proposed town planning application as stated above may lodge such objections together with the grounds thereof in writing with the Chief Executive Officer of Ondangwa Town Council: Private Bag 2932, Ondangwa, or The Secretary of Urban & Regional Planning Board: Private Bag 13289, Windhoek or with the Applicant: Toya Urban Planning Consultants, P.O. Box 695, Okahao Contact: **Simon Shinguto** at **081 3099839** or **Tobias Pendapala Newaya** at **0811243321**.

**CLOSING DATE FOR OBEJCTIONS: WEDNESDAY, 28 FEBRUARY 2024.**

No. 28

2024

**PROPOSED SUBDIVISION OF ERF 3571, ONDANGWA EXTENSION 16, PERMANENT CLOSURE OF ERVEN A-C (PORTIONS OF ERF 3571, ONDANGWA EXTENSION 16)**

Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act No. 5 of 2018 that Toya Urban Planning Consultants cc intends applying to Ondangwa Town Council in terms of Section 50(3)(a)(ii) and Section 50(3)(a)(iv) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as well as to Urban and Regional Planning Board (URPB) in terms of Section 105(1)(a) and (e) for Subdivision of Erf 3571, Ondangwa Extension 16 into 3 erven (A-C), Permanent closure of erven A-C(Portions of Erf 3571, Ondangwa Extension 16) as “Public Open Spaces” and subsequent rezoning of erven A-C from “Public Open Space” to “Single Residential” with a density of 1:300.

The purpose of the subdivision, permanent closure and rezoning is to enable Ondangwa Town Council to sell these 4 erven to **DA Esta Investment cc** to construct houses.

The proposed plans for the above town planning application lies for inspection during normal office hours on the Town Planning Notice Board of Ondangwa Town Council and can also be requested from Toya Urban Planning Consultants cc using this email address: sshinguto@gmail.com.

Any person objecting against the proposed town planning application as stated above may lodge such objections together with the grounds thereof in writing with the Chief Executive Officer of Ondangwa Town Council: Private Bag 2932, Ondangwa, or The Secretary of Urban & Regional Planning Board: Private Bag 13289, Windhoek or with the Applicant: Toya Urban Planning Consultants, P.O. Box 695, Okahao Contact: **Simon Shinguto** at **081 3099839** or **Tobias Pendapala Newaya** at **0811243321**.

**CLOSING DATE FOR OBJECTIONS: WEDNESDAY, 28 FEBRUARY 2024.**

No. 29

2024

VARIOUS SUBDIVISION/CLOSURE/REZONING APPLICATIONS IN WALVIS BAY

**Stewart Planning – Town & Regional Planners** intends to apply, on behalf of Erongo RED (Pty.) Ltd. and the registered owners, to the Walvis Bay Municipality for consent for the following applications:

**4321, Walvis Bay Extension 11:**

Subdivision into Portion 1 and the Remainder, and rezoning of Portion 1 from Single Residential: 1/300m<sup>2</sup> to Utility Services. [Corner of Tecomaria Street and Stableford Close.]

**323, Narraville:**

Subdivision into Portion 1 and the Remainder, and rezoning of Portion 1 from Municipal to Utility Services. [Corner of Albatross and Pelican Streets.]

**2046, Walvis Bay Extension 6:**

Subdivision into Portion 1 and the Remainder, Permanent closure of Portion 1 as Private Open Space and rezoning of Portion 1 from Private Open Space to Utility Services. [Along Gertrude Rikumbi Kandanga Street.]

**4545, Walvis Bay:**

Subdivision into Portion 1 and the Remainder, and rezoning of Portion 1 from Industrial to Utility Services. [Corner Hanna Mupetamis Road and Third Street East.]

**2799, Walvis Bay Extension 8:**

Subdivision into Portion 1 and the Remainder, Permanent closure of Portion 1 as Public Open Space and rezoning of Portion 1 from Public Open Space to Utility Services. [Corner Hidipo Hamutenya Drive and Albert Einstein Road.]

**Portion of Erf 2175 (Street), Kuisebmond:**

Subdivision into Portion 1 and the Remainder, Permanent closure of Portion 1 as Public Street and rezoning of Portion 1 from Public Street to Utility Services. [Along Agaat Street.]

The purpose of these applications is to enable Erongo Red (Pty) Ltd to take transfer of the existing substations situated on the above-mentioned properties.

The subdivision and rezoning applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme. The permanent closure applications are submitted in terms of the Local Authorities Act, 1992 (Act No. 23 of 1992). The rezoning of land zoned Public/Private Open Space to any other land use is a listed activity and will

be dealt with in terms of the Environmental Management Act, 2007 (Act No. 7 of 2007).

Take note that –

- (a) the complete application of each property lies open for inspection at the Town Planning Section Office of the Walvis Bay Municipality, Civic Centre, Nangolo Mbumba Drive. The applications are also available to download from [www.sp.com.na/projects](http://www.sp.com.na/projects).
- (b) any person having comments, representations or objections to any proposed application, may in writing lodge such comments, representations or objections together with the grounds thereof, with the Chief Executive Officer of the Walvis Bay Municipality and Stewart Planning within fourteen (14) days of the last publication of this notice.
- (c) written objections/comments must be submitted before or on **17h00 on Wednesday 21 February 2024**.

**Local Authority:**  
**Chief Executive Officer**  
**Walvis Bay Municipality**  
**Private Bag 5017, Walvis Bay**  
**Tel: +264 64 201 3229**  
**[townplanning@walvisbaycc.org.na](mailto:townplanning@walvisbaycc.org.na)**

**Applicant:**  
**Stewart Planning**  
**P. O. Box 2095, Walvis Bay**  
**Tel: +264 64 280 770**  
**[bruce@sp.com.na](mailto:bruce@sp.com.na)**

No. 30

2024

SUBDIVISION AND AMENDMENT OF TITLE CONDITIONS ERF 262, ONETHINDI  
 EXTENSION 1

Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the:

- **SUBDIVISION OF ERF 262, ONETHINDI EXTENSION 1 INTO PORTION A AND REMAINDER**
- **AMENDMENT OF TITLE CONDITIONS OF PORTION A OF ERF 262, ONETHINDI EXTENSION 1 FROM “SINGLE RESIDENTIAL” TO “INSTITUTIONAL”**

The application and the locality plan can be inspected at the Office of the Chief Executive Officer, Town Council of Oniipa.

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Chief Executive Officer, Town Council of Oniipa within 14 days of the last publication of this notice. Final date for objections is **21 FEBRUARY 2024**.

**J.H. Brits**  
**Plantek, Town and Regional Planners**  
**P. O. Box 30410, Windhoek, Namibia**  
**Cell: 0813509810**  
**Email: [plantek@africaonline.com.na](mailto:plantek@africaonline.com.na)**

**Chief Executive Officer**  
**Town Council of Oniipa**  
**Private Bag 25179, Oniipa, Namibia**  
**Tel: 065-245700/10**

No. 31

2024

LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT OF  
OSHIFO EXTENSION 5 AND 6

Notice is hereby given in terms of the Urban and Regional Planning Act No. 5 of 2018 that **Stubenrauch Planning Consultants cc** has applied to the Ruacana Town Council and intends on applying to the Urban and Regional Planning Board (URPB) on behalf of the Ruacana Town Council, the registered owner of the Erven 1068, 1069, 1076, 7077 and 1092, Oshifo Extension 3 for the following:

- (a) **Permanent closure of Erf 1092, Oshifo Extension 3 as a “Public Open Space”;**
- (b) **Subdivision of the Remainder of Portion 5 into Portions D, E and Remainder;**
- (c) **Permanent closure of Portions D and E of Portion 5 as a “Street”;**
- (d) **Subdivision of Erf 1068, Oshifo Extension 3 into Erf A and Remainder;**
- (e) **Subdivision of Erf 1069, Oshifo Extension 3 into Erf B and Remainder;**
- (f) **Amendment of Title Conditions of Erf A/1068, Oshifo Extension 3 from “Local Authority” to “Undetermined”;**
- (g) **Amendment of Title Conditions of Erf B/1069, Oshifo Extension 3 from “Institutional” to “Undetermined”**
- (h) **Subdivision of the Remainder of the Farm Ruacana Townlands No. 998 into Portions F, G and Remainder;**
- (i) **Alteration of the boundaries of Oshifo Extension 3 (on Portion 5) to include Portions F and G of the Remainder of the Farm Ruacana Townlands No. 998;**
- (j) **Consolidation of Erven 1076, 1077, 1092, A/1068, B/1069, D/Ptn 5, E/Ptn 5, F/998 and G/998 into Consolidated Erf X;**
- (k) **Subdivision of the Consolidated Erf X into Erf A and Remainder;**
- (l) **Layout approval and township establishment on Erf A/Consolidated Erf X to be known as Oshifo Extension 5;**
- (m) **Layout approval and township establishment on the Re/Consolidated Erf X to be known as Oshifo Extension 6;**
- (n) **Inclusion of the proposed Oshifo Extension 5 and 6 in the next Zoning Scheme to be prepared for Ruacana.**

Erven 1068, 1069, 1076, 7077 and 1092, Oshifo Extension 3 which are to undergo the above listed town planning statutory procedures for the establishment of Oshifo Extension 5 and 6 are situated on what is known as Omonawatjihozu Informal Settlement in the town of Ruacana.

The purpose of this application is to enable the Ruacana Town Council to formalise the Omonawatjihozu Informal Settlement and also provide additional erven that will help cater mainly to the residential needs as well as other land use related needs of the residents of Ruacana.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Ruacana Town Council (Property and Town Planning Office) and SPC Office, 45 Feld Street; Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with the grounds thereof, with the Chief Executive Officer of the Ruacana Town Council and with the applicant (SPC) in writing on or before **Friday, 24 February 2024**.

**Applicant: Stubenrauch Planning Consultants**  
**office3@spc.com.na**  
**P.O. Box 41404**  
**Windhoek**  
**Tel.: (061) 251189**  
**Our Ref: RUA/001**

**Chief Executive Officer**  
**Ruacana Town Council**  
**P. O. Box 508**  
**Ruacana**  
**Namibia**

No. 32

2024

## REZONING OF ERF 1440, MATUTURA EXTENSION 7

**DUNAMIS CONSULTING TOWN, REGIONAL PLANNERS AND DEVELOPERS** on behalf of the owner of Erf 1440, Isabella Bock Street, Matutura Extension 7 intends to apply to the Municipality of Swakopmund for the following:

- **Subdivision of Erf 1440, Matutura Extension 7 into 6 Portions and Remainder; and**
- **Rezoning of the 6 Portions of Erf 1440, Matutura Extension 7 from “General Residential” with a density of 1:250 to “Single Residential” with a density of 1:300.**

Erf 1440 is located in Isabella Bock Street, Matutura Extension 7. The property is currently zoned ‘General Residential’ with a density of 1:250 and it measures ±7026m<sup>2</sup> in extent. The proposed new zoning of ‘Single Residential’ with a density of 1:300 will allow the owner to subdivide Erf 1440, Matutura Extension 7 into 6 single residential erven and the Remainder.

On-site parking as required in terms of the Swakopmund Zoning Scheme will be provided upon submission of individual building plans.

The locality plan of the erf lies for inspection in the Swakopmund Town Planning Municipal Offices, C/o Rakotoka Street and Daniel Kamho Avenue, Swakopmund.

Any person objecting to the proposed use of land as set out above may lodge such objection together with the grounds thereof with the Swakopmund Municipality Applicant in Writing within 14 days of the last publication of this notice

**Contact: Petrine Ndimuhona Sem**  
**Dunamis Consulting (Pty) Ltd**  
**Town, Regional Planners and Developers**  
**P.O. Box 81108, Olympia**  
**Cell: +264 855 512 173 / Tel: +264 83 330 2241**  
**Email: ndimuhona@dunamisplan.com**

No. 33

2024

## REZONING OF ERF 618, SWAKOPMUND

**Stewart Planning – Town & Regional Planners** intends to apply, on behalf of the registered owner, to the Municipal Council of Swakopmund for consent for the following application:

- **Erf 618, Swakopmund (Cornerstone Guesthouse): Rezoning from Single Residential (1:600m<sup>2</sup>) to General Residential 1 (1:600m<sup>2</sup>) with consent to operate a Residential Guest House while the rezoning is in progress.**

Cornerstone Guesthouse is situated on the north-east corner of Hendrik Witbooi and Rhode Allee and contains a total of 7 en-suite single/double/family bedrooms in a single storey building.

Sufficient on-site parking is provided for the guesthouse guests.

The abovementioned application is submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Swakopmund Zoning Scheme, as amended.

Take note that –



- a) the complete application lies open for inspection at the Town Planning Department of the Municipality of Swakopmund situated on the corner of Rakotoka Street and Daniel Kamho Avenue, or can be downloaded from [www.sp.com.na/projects](http://www.sp.com.na/projects).
- b) any person having comments or objections to the proposed application, may in writing lodge such objections and comments, together with the grounds thereof, with the Chief Executive Officer of the Swakopmund Municipality and with Stewart Planning within fourteen (14) days of the last publication of this notice.
- c) Written objections must be submitted before or on **17h00, Wednesday 21 February 2024** to the addresses provided below.

**Local Authority:**  
**Chief Executive Officer**  
**Municipality of Swakopmund**  
**P.O. Box 53, Swakopmund**  
**[jheita@swkmun.com.na](mailto:jheita@swkmun.com.na)**

**Applicant:**  
**Stewart Planning**  
**Town & Regional Planners**  
**P.O. Box 2095, Walvis Bay**  
**[bruce@sp.com.na](mailto:bruce@sp.com.na)**

No. 34

2024

REZONING AND SUBDIVISION ERF 3536, NARRAVILLE EXTENSION 5

**Stewart Planning – Town & Regional Planners** intends to apply, on behalf of the registered owners, to the Municipal Council of Walvis Bay for the following:

**Erf 3536, Narraville Extension 5**

- **Rezoning from Institutional to Single Residential with a zoning density of 1 dwelling unit per 300m<sup>2</sup> (1:300m<sup>2</sup>); and**
- **Subdivision into 4 portions, each portion larger than 300m<sup>2</sup>.**

Applications for the rezoning and subdivision of Erf 3536, Narraville Extension 5 is in process and the intention of the rezoning and subdivision applications are to justify change of the institutional land use and to simultaneously justify the future use of the subdivided portions for residential purposes with the corresponding Single Residential land use zone rights.

The abovementioned applications are submitted in terms of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018) and the Walvis Bay Zoning Scheme.

Take note that –

- a) the complete application lies open for inspection at the Town Planning Section of the Municipality of Walvis Bay, Civic Centre, Nangolo Mbumba Drive or can be downloaded from [www.sp.com.na/projects](http://www.sp.com.na/projects).
- b) any person having comments, representations or objections to the proposed rezoning and subdivision, may in writing lodge such comments, representations or objections, together with the grounds thereof, with the Chief Executive Officer of the Municipality of Walvis Bay and with Stewart Planning within fourteen (14) days of the last publication of this notice.
- c) Written objections must be submitted before or on **17h00, Wednesday 21 February 2024** to the addresses provided below.

**Local Authority:**  
**Chief Executive Officer**  
**Municipality of Walvis Bay**  
**Private Bag 5017, Walvis Bay**  
**townplanning@walvisbaycc.org.na**

**Applicant:**  
**Stewart Planning**  
**P.O. Box 2095**  
**Walvis Bay**  
**bruce@sp.com.na**

No. 35

2024

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REZONING OF ERF 880, NO. 3 HUGO HAHN STREET, KLEIN WINDHOEK

**Stubenrauch Planning Consultants cc** has been appointed by Friederike Redecker and Christine Bathfield the owners of Erf 880, No. 3 Hugo Hahn Street, Klein Windhoek in terms of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf No. 880, No. 3 Hugo Hahn Street, Klein Windhoek from “Residential” with a density of 1:900 to “Office” with a bulk of 0.4;**
- **Consent in terms of Table B of the Windhoek Zoning Scheme to operate “Medical Consulting Rooms” on Erf No. 880, 3 Hugo Hahn Street, Klein Windhoek; and**
- **Consent in terms of Clause 9(5) of the Windhoek Zoning Scheme to use Erf No. 880, No. 3 Hugo Hahn Street, Klein Windhoek for “Office” purposes while the rezoning is in process.**

Erf No. 880 is located in the neighbourhood of Klein Windhoek, bordered by Hugo Hahn Street on the eastern side of the erf and the Klein Windhoek River on the western side of the erf and measures approximately 1024m<sup>2</sup> in extend. Erf No. 880, No. 3 Hugo Hahn Street, Klein Windhoek falls within the City of Windhoek’s Klein Windhoek Policy Area under the “Office Policy Zone”. According to the Windhoek Zoning Scheme, Erf No. 880, No. 3 Hugo Hahn Street, Klein Windhoek is zoned for “Residential” purposes with a density of 1:900.

The purpose of the subject application is to convert the existing dwelling unit on Erf No. 880, 3 Hugo Hahn Street, Klein Windhoek to “Medical Consulting Rooms” which is to accommodate a Psychologist, Speech Therapist and a Dietitian with a shared reception area.

Adequate on-site parking will be provided for the proposed Medical Consulting Rooms in accordance with the requirements of the City of Windhoek’s Urban and Transport Planning department.

Take note that a copy of the plan of the erf lies open for inspection during normal office hours at the City of Windhoek’s Customer Care Centre (Town Planning Notice Board), Main Municipal Offices, Rev. Michael Scott Street, Windhoek and SPC Office, 45 Feld Street Windhoek and that the application and its supporting documents lie open for inspection at the City of Windhoek (Town Planning offices – 5th floor) and SPC Office, No. 45 Feld Street; Windhoek.

Any person objecting to the proposed change in land use as set out above may lodge such objection/ comments together with their grounds thereof, with the Windhoek’s Municipal Council and the applicant (SPC) **in writing** before the **Monday, 26 February 2024** (14 days after the last publication of this notice).

**Applicant:** **Stubenrauch Planning Consultants cc**  
**P. O. Box 41404**  
**Windhoek**  
**Tel: (061) 25 1189**  
**Email: office2@spc.com.na**

**The Chief Executive Officer**  
**City of Windhoek**  
**P.O. Box 59**  
**Windhoek**

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No. 36

2024

**REZONING OF ERF 404, OTJIWARONGO PROPER**

**Stubenrauch Planning Consultants cc** on behalf of the registered owner of Erf 404, Otjiwarongo Proper in terms of the Urban and Regional Planning Act, 2018 herewith inform you that we have applied to the Otjiwarongo Municipality and intend on applying to the Urban and Regional Planning Board for the following:

- **Rezoning of Erf 404, Otjiwarongo Proper from “Residential 1” with a density of 1:700 to “Residential 2” with a density of 1:500; and**
- **Inclusion of the rezoning in the next Amendment Scheme to be prepared for Otjiwarongo.**

Erf 404 is located within the predominantly residential neighbourhood of Otjiwarongo Proper in close proximity to two “Residential 2” zoned erven, along the Oos Road. The subject property measures approximately 2789 m<sup>2</sup> in extent.

According to the Otjiwarongo Zoning Scheme, Erf 404, Otjiwarongo Proper is currently zoned “Residential 1” with a density of 1:700 and it falls within the Zone C Densification Policy Area of Otjiwarongo which is mainly “Residential with a density up to 1:500”.

It is the intention of our client to rezone Erf 404, Otjiwarongo Proper from “Residential 1” with a density of 1:700 to “Residential 2” with a density of 1:500 for the development of a block of flats.

The application, locality map and its supporting documents lie open for inspection during normal office hours at the Otjiwarongo Municipality (Town Planning Office) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the Otjiwarongo Municipality and the applicant (SPC) in writing within 14 days of the last publication of this notice.

The last date for any objections is on or before **Monday, 26 February 2024**

**Applicant: Stubenrauch Planning Consultants**  
**P.O. Box 41404**  
**Windhoek**  
**office5@spc.com.na**  
**Tel.: (061) 251189**

**The Chief Executive Officer**  
**Otjiwarongo Municipality**  
**Private Bag 2209**  
**Otjiwarongo**

No. 37

2024

**REZONING OF ERF 680, PIONIERSPARK**

**HARMONIC TOWN PLANNING CONSULTANTS CC**, Town, and Regional Planners, on behalf of the owners of the respective erf, intend to apply to the City of Windhoek and the Urban and Regional Planning Board for the:

- **Rezoning of Erf 680, Pionierspark from “Residential” with a density of 1:900 to “Institutional”; and**
- **Consent to commence with the proposed development while the rezoning is in progress.**

Erf No. 680 is located on Potgieter Street in Pionierspark. The erf measures approximately  $\pm 1\,248\text{ m}^2$  in extent and is zoned "Residential" with a density of 1:900 according to the Windhoek Zoning Scheme. The proposed zoning to "Institutional" will enable the owners to accommodate and formalise the permanency of the current institutional activities. The proposed zoning will suit the activities best and will allow further growth of the Mickey and Minnies Playgroup daycare. The proposed development will also allow the owners to optimise the use of the erf to its full potential.

Sufficient parking for the development will be provided in accordance with the requirements of the Windhoek Zoning Scheme.

The plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Harmonic Town Planning Offices, 76B Pasteur Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the Applicant in writing within 14 days of the last publication of this notice (final date for objections is **Thursday, 22 February 2024**).

**Contact: Harold Kisting Harmonic Town Planning Consultants CC**  
**Town and Regional Planners**  
**P.O. Box 3216, Windhoek**  
**Cell: 081 127 5879**  
**Fax: 088646401**  
**Email: hkisting@namibnet.com**

No. 38

2024

REZONING OF ERF 3747, NO. 44 VAN RHIJN STREET, WINDHOEK

**RITTA KHIRA PLANNING CONSULTANTS (TOWN AND REGIONAL PLANNERS) CC** on behalf of the owners of Erf 3747, No. 44 Van Rhijn Street, Windhoek, intends applying to the Municipal Council of Windhoek for:

- **REZONING OF ERF 3747, NO. 44 VAN RHIJN STREET, WINDHOEK FROM "RESIDENTIAL" WITH A DENSITY OF 1:900 M<sup>2</sup> TO "OFFICE" WITH A BULK OF 0.4 AND CONSENT FOR 50% FREE RESIDENTIAL BULK AND CONSENT TO USE THE ERF AS SUCH WHILE THE REZONING IS BEING PROCESSED.**

Erf 3747, No. 44 Van Rhijn Street, Windhoek is zoned "Residential" with a density of 1:900 m<sup>2</sup> and is approximately 1194 m<sup>2</sup> in extent. There are currently existing buildings situated on the erf, which is utilized as offices for CCS Tactical Solutions Namibia cc. The intention of the owner is to rezone the erf to office and obtain consent from Council for 50% free residential bulk and to use the erf for office purposes while the rezoning is being processed.

The number of vehicles for which parking will be provided on-site will be in accordance with the Windhoek Town Planning Scheme.

The locality plan, current and proposed zoning of the erf lies for inspection on the Town Planning Notice Board at the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipal Council of Windhoek, 5th floor, Office 516 and with the applicant in writing, not later than **29 February 2024**.

**APPLICANT:**

**RITTA KHIBA PLANNING CONSULTANTS CC**  
**P.O. Box 22543, Windhoek**  
**Tel: 061 – 225062 or Fax: 088614935 (fax to email)**  
**Mobile: 0815788154**  
**Email Address: tp4@rkpc.com.na/info@rkpc.com.na**

**MUNICIPALITY OF WINDHOEK:**

**Hugo Rust, Town Planner**  
**Department of Urban and Transport Planning**  
**Office: +264 61 290 2378**  
**Email: Hugo.Rust@windhoekcc.org.na**

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No. 39

2024

**REZONING OF ERF 3701, UHLAND STREET, KLEIN WINDHOEK**

**PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS**, intends to apply to the City of Windhoek for:

- **REZONING OF ERF 3701, UHLAND STREET, KLEIN WINDHOEK FROM ‘RESIDENTIAL’ WITH A DENSITY OF 1 DWELLING PER 900M<sup>2</sup> TO BUSINESS WITH A BULK OF 1.0**

Erf 3701 is 912m<sup>2</sup> in extent. The respective erf is currently zoned as ‘Residential’ with a density of 1 dwelling per 900m<sup>2</sup>. The owner intends to rezone the respective erf to ‘Business’ with a bulk of 1.0. The main reason for the rezoning of the respective erf to ‘business’ is to allow the establishment of a variety of activities and land uses in close proximity and that will render the area more viable.

The plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Plan Africa Consulting CC, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is **20 February 2023**).

**PLAN AFRICA CONSULTING CC**  
**TOWN AND REGIONAL PLANNERS**  
**P.O. BOX 4114**  
**8 DELIUS STREET**  
**WINDHOEK (WEST)**  
**TEL: (061) 212096 CELL: 0812716189**  
**FAX: (061) 213051**  
**Email: pafrika@ mweb.com.na**

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No. 40

2024

**REZONING OF ERF 1284, ATLAS ROAD, WINDHOEK**

**PLAN AFRICA CONSULTING CC, TOWN AND REGIONAL PLANNERS**, intends to apply to the City of Windhoek for:

- **REZONING OF ERF 1284, ATLAS ROAD, WINDHOEK, FROM ‘RESIDENTIAL’ WITH A DENSITY OF 1:900 TO ‘OFFICE’ WITH A BULK OF 0.4; AND**
- **CONSENT FOR FREE BULK EXCLUSIVELY FOR RESIDENTIAL PURPOSES.**

Erf 1284 is 1396.31m<sup>2</sup> in extent. The respective erf is currently zoned as ‘Residential’ with a density of 1:900. The owner intends to rezone the respective erf to ‘Office’ with a bulk of 0.4. The intention of the owner is to use the current existing house for the purpose of an administrative office. In addition, consent is sought for free residential bulk. The existing building will not be demolished but will however be customized for the purpose of the office.

The plan of the erf lies for inspection on the Town Planning Notice Board at the City of Windhoek and at Plan Africa Consulting CC, No. 8 Delius Street, Windhoek West.

Any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the City of Windhoek and with the applicant (Plan Africa Consulting CC) in writing within 14 days of the last publication of this notice (final date for objections is the **20 February 2024**).

**TOWN AND REGIONAL PLANNERS  
P.O. BOX 4114  
8 DELIUS STREET  
WINDHOEK (WEST)  
TEL: (061) 212096 CELL: 0812716189  
FAX: (061) 213051  
EMAIL: PAFRICA@MWEB.COM.NA**

No. 41

2024

**RECTIFICATION OF ENCROACHMENT: ERVEN REMAINDER 630  
AND 4641, WINDHOEK**

**Stubenrauch Planning Consultants cc** herewith informs you in terms of the Urban and Regional Planning Act of 2018 and in terms of the City of Windhoek Public Consultation Policy for Proposed Development, that we have been appointed by Rowan and Kevan McNamara the registered owners of Erf remainder/630 No. 26 Heinitzburg Street, Windhoek and Torsten Keil, the registered owner of Erf 4641, Sperlingslust Street Windhoek to apply on their behalf to the Windhoek Municipal Council and to the Urban and Regional Planning Board for the following:

- **SUBDIVISION OF ERF 4641, SPERLINGSLUST STREET, WINDHOEK INTO ERF A/4641, WINDHOEK AND THE REMAINDER;**
- **REZONING OF ERF A/4641, WINDHOEK FROM “RESIDENTIAL” WITH A DENSITY OF 1:900 TO “OFFICE” WITH A BULK OF 0.4;**
- **CONSOLIDATION OF ERF A/4641, WINDHOEK WITH ERF REMAINDER/630 NO. 26. HEINITZBURG STREET, WINDHOEK INTO CONSOLIDATED ERF X.**

Erven remainder/630 and 4641, Windhoek are located adjacent to one another along Sperlingslust Street. Erven remainder/630 and 4641, Windhoek fall within the official Windhoek Township (Central) Office and Higher Density Policy Development Area. Erf 4641, Sperlingslust Street, Windhoek is

zoned Residential with a density of 1:900 and measures approximately 975m<sup>2</sup> in extent while Erf remainder/630 No. 26 Heinitzburg Street, Windhoek is zoned "Office" with a bulk of 0.4 and measures approximately 2498m<sup>2</sup> in extent.

The purpose of the application as set out above, is to rectify an encroachment between the boundaries of the two properties, as a portion of the boundary wall and a portion of the carport on Erf remainder/630 No. 26 Heinitzburg street, Windhoek encroaches onto Erf 4641, Sperlingslust Street, Windhoek.

The plan of the erf lies for inspection on the Town Planning Notice Board in the Customer Care Centre of the City of Windhoek while the application and its supporting documents also lie open for inspection during normal office hours at the City of Windhoek, Rev. Michael Scott Street, Windhoek (Town Planning Offices – 5th floor) and SPC Office, 45 Feld Street Windhoek.

Any person objecting to the proposed application as set out above may lodge such objection together with their grounds thereof, with the Chief Executive Officer of the City of Windhoek and the applicant (SPC) in writing within 14 days of the last publication of this notice.

The last date for any objections is on or before **Monday, 26 February 2024**.

**Applicant: Stubenrauch Planning Consultants**  
**P.O. Box 41404**  
**Windhoek**  
**Email: Office5@spc.com.na**  
**Tel.: (061) 251189**

**Chief Executive Officer**  
**City of Windhoek**  
**P.O. Box 59**  
**Windhoek**

No. 42

2024

PERMANENT CLOSURE, AMENDMENT OF TITLE CONDITIONS AND SUBDIVISION  
 OF PORTION 1 OF OKONGO TOWNLANDS NO. 994

Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the:

- **SUBDIVISION OF THE REMAINDER OF PORTION 1 OF OKONGO TOWNLANDS NO. 994 INTO PORTIONS A TO F AND REMAINDER;**
- **PERMANENT CLOSURE OF PORTION A TO F AS STREET; AND**
- **AMENDMENT OF TITLE CONDITIONS OF PORTION A TO F FROM "STREET" TO "BUSINESS"**

The application and the locality plan can be inspected at the Village Council of Okongo

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Chief Executive Officer, Village Council of Okongo within 14 days of the last publication of this notice. Final date for objections is **21 FEBRUARY 2024**.

**J.H. Brits**  
**Plantek, Town and Regional Planners**  
**P.O. Box 30410, Windhoek, Namibia**  
**Cell: 0813509810**  
**Email: plantek@africaonline.com.na**

**Chief Executive Officer**  
**Village Council of Okongo**  
**Private Bag 66003**  
**Okongo**  
**Tel: 065-288510**

No. 43

2024

PERMANENT CLOSURE, AMENDMENT OF TITLE CONDITIONS, SUBDIVISION  
AND CONSOLIDATION OF PORTION 2 OF OKONGO TOWNLANDS NO. 994

Notice is hereby given in terms of Section 107(1) of the Urban and Regional Planning Act, 2018 (Act No. 5 of 2018), that application has been made for the:

- **SUBDIVISION OF THE REMAINDER OF PORTION 2 OF OKONGO TOWN AND TOWNLANDS NO. 994 INTO PORTION A, B AND REMAINDER;**
- **PERMANENT CLOSURE OF PORTION A AND B AS “STREETS”;**
- **AMENDMENT OF TITLE CONDITIONS OF PORTION A AND B FROM “STREET” TO “SINGLE RESIDENTIAL”;**
- **SUBDIVISION OF PORTION A OF THE REMAINDER OF PORTION 2 OF OKONGO TOWN AND TOWNLANDS NO. 994 INTO PORTION X AND REMAINDER;**
- **SUBDIVISION OF PORTION B OF THE REMAINDER OF PORTION 2 OF OKONGO TOWN AND TOWNLANDS NO. 994 INTO PORTION Y AND REMAINDER;**
- **CONSOLIDATION OF PORTION X WITH ERF 500, OKONGO EXTENSION 1 INTO CONSOLIDATED ERF X; AND**
- **CONSOLIDATION OF PORTION Y WITH ERF 499, OKONGO EXTENSION 1 INTO CONSOLIDATED ERF Y**

The application and the locality plan can be inspected at the Village Council of Okongo.

Any person objecting to the proposed land use as set out above may lodge such objection together with the grounds thereof in writing at the Chief Executive Officer, Village Council of Okongo within 14 days of the last publication of this notice. Final date for objections is **21 FEBRUARY 2024**.

**J.H. Brits**  
**Plantek ,Town and Regional Planners**  
**P. O. Box 30410, Windhoek , Namibia**  
**Cell: 0813509810**  
**Email: plantek@africaonline.com.na**

**Chief Executive Officer**  
**Village Council of Okongo**  
**Private Bag 66003**  
**Okongo**  
**Tel: 065-288510**